

Tippecanoe County Drainage Board
Minutes
June 7, 2006
Regular Meeting

Those present were:

Tippecanoe County Drainage Board President KD Benson, Vice President John Knochel, member Ruth Shedd, County Surveyor Steve Murray, Drainage Board Attorney Dave Luhman, Drainage Board Engineering Consultant Kerry Daily from Christopher B. Burke Engineering Limited, and Drainage Board Secretary Brenda Garrison.

Approval of Minutes

John Knochel made a motion to approve the May 3, 2006 Regular Drainage Board minutes as written. Ruth Shedd seconded the motion. The May 3, 2006 Regular Drainage Board meeting minutes were approved as written.

Clarian Arnett Hospital/Early Release Grading Plan

Jon Perry of Gresham Smith and Partners appeared before the Board to request final approval for the Early Release Grading Plan. The overall site consisted of 115 acres located east of County Road 500 East south of McCarty Lane. Mr. Perry stated his request today did not include hospital construction or site infrastructure. The grading plan consisted of approximately 62 acres of the overall site and involved approximately 400,000 cubic yards of material. Vegetated swales, filter strips and a sediment basin would be utilized to satisfy the water quality requirements. He requested final approval for the Early Release Grading Plan as presented to the Board.

The Surveyor stated the Felbaum Branch of the Berlowitz Regulated Drain ran along the east side of the site and was to be located before the mass earthwork was started. To his knowledge it was vacated to the south and intercepted into the new storm sewer along the east side of 500 East. He added that generally regulated drain easements are approximate and it would be prudent to field locate said branch. An onsite investigation would be required to ensure the location of said branch to verify the June 1, 2006 Burke memo statement of no variances or encroachments proposed.

The Surveyor recommended final approval for the Clarian Arnett Hospital Early Release Grading Plan with conditions listed on the June 1, 2006 Burke memo in addition to the field verification of the Felbaum Branch location before earth work begins. John Knochel made a motion to grant final approval for the Clarian Arnett Hospital Early Release Grading Plan with conditions as listed on the June 1, 2006 Burke memo in addition to a field verification of the Felbaum Branch location. Ruth Shedd seconded the motion. The Clarian Arnett Hospital Early Release Grading Plan was granted final approval with conditions.

West Branch Tippecanoe County Library

Kent Schumacher with Troyer Group appeared before the Board to request final approval for the West Branch of the Tippecanoe Library. The site was located within the Lindberg Village Development on the northeast corner of County Road 200 North (Lindberg Road) and Cushing Drive just west of County Road 300 West (Klondike Road). A portion would drain to the right of way of Lindberg Road and Cushing Drive, with the remaining directed north through a swale into an existing storm sewer system connected to a detention basin within the development.

The Surveyor stated this plan was in compliance with the original approved plan for the Lindberg Village Development and recommended final approval with the conditions as stated on the May 18, 2006 Burke memo. John Knochel made a motion to approve the West Branch Tippecanoe Library with the conditions as stated on the May 18, 2006 Burke memo. Ruth Shedd seconded the motion. The West Branch Tippecanoe Library was granted final approval with conditions.

Wabash Township Fire Station #1

The Surveyor presented Wabash Township Fire Station #1 to the Board, located in a minor subdivision on County Road 300 West (Klondike Road). The Surveyor noted the existing Stormwater Ordinance granted Surveyor's discretion on determination of minor subdivision drainage board approvals depending on their size. ~~He~~ The site was reviewed by the Board utilizing GIS. In order to expedite the process for the Township, he stated he had given the Area Plan Commission approval for this project so they may proceed on the final plat process. A First Amendment to the Storm Sewer Easement was provided granting the fire station approval for partial construction in the existing storm sewer easement along the south side of the site. The proposed drainage plan indicated a reduction in the discharge rate and impact on the existing 18" culvert under County Road 300 West (Klondike Road). The Surveyor recommended final approval with the conditions as stated on the May 30, 2006 Burke memo. John Knochel made a motion to grant final approval for Wabash Township Fire Station #1 with the

conditions as stated on the May 30, 2006 Burke memo. Ruth Shedd seconded the motion. The Wabash Township Fire Station #1 was granted final approval with conditions.

TSC South Elementary School aka Woodland Elementary

Pat Jarboe with TBIRD Designs Inc. appeared before the Board to request final approval for the TSC South aka Woodland Elementary School project. The site consisted of approximately 33 acres on the north side of County Road 450 South and approximately 1 mile east of County Road 250 East. The site would be accessed from a proposed road off of County Road 450 South. Mr. Jarboe stated the site was located within the J.N. Kirkpatrick Regulated Drain Impact Area. The JN Kirkpatrick Regulated Drain proposed reconstruction would adjoin the north side of the site and serve as the final outlet. In cooperation with the County Surveyor's office, temporary detention basins would be constructed and utilized until said reconstruction was complete. He was in agreement with conditions on the May 26, 2006 Burke memo and would continue to coordinate this project with the Surveyor's office. He requested final approval for the project as presented.

The Surveyor stated they have had several meetings with TBIRD Designs and the School Corporation concerning this project as well as multiple meetings with landowners in the Upper JN Kirkpatrick watershed concerning the Reconstruction of the Upper End east of Concord Road. The new open ditch construction was on track. There would be some property cut off due to the new open channel. The various parties involved (L.U.R., Lohrman, Daugherty Farms, and Kirkpatrick) were in discussions regarding adjoiner agreements. To his knowledge they were partially complete. He was in possession of a final set of reconstruction plans and felt the Drainage Board's Consultant would have the project ready for letting no later than August or September. While the temporary outlet swale would provide a positive outlet for the detention pond, he believed the new channel would be in construction before there would be a need for it. Therefore under Variance/Encroachment of the May 26, 2006 Burke memo it should be changed to read "The temporary offsite swale must be completed by the time a request is submitted for Certificate of Occupancy" He stated he felt the ditch would be constructed and the School Corporation would not need to spend the additional funds. The detention ponds would need to be constructed.

The Surveyor recommended final approval with conditions as stated on the May 26, 2006 Burke memo with the exception of the revision under Variance/Encroachment to read "The temporary offsite swale must be completed by the time they request a Certificate of Occupancy". Pat Jarboe added they would continue to work with the Surveyor's office on the sequencing of both projects. John Knochel made a motion to grant final approval for the TSC South Elementary School aka Woodland Elementary with the conditions as stated on the May 26, 2006 Burke memo with the exception of the revision under Variance/Encroachment to read "The temporary offsite swale must be completed by the time they request a Certificate of Occupancy". Ruth Shedd seconded the motion. The TSC South Elementary School aka Woodland Elementary School was granted final approval with conditions.

Watkins Glenn Part 6 Phase 2

Robert Gross and Paul Dietz from R.W. Gross and Associates appeared before the Board to request final approval for Watkins Glenn Part 6 Phase 2. The site consisted of approximately 17 acres located on the west side of County Road 400 East north of County Road 200 North. Mr. Gross stated this would be the last phase of Watkins Glenn South. He stated Pond A and Pond B were located in Part 5 of the subdivision and were constructed with extra capacity in anticipation for the routing of a planned detention pond located in the northwest corner of Part 6 to the said existing ponds. However with the construction of Polo Fields Subdivision, Pond B would be utilized to a greater degree. Paul Dietz stated the project area was surrounded by vegetated two foot bottom swales on the south, west and east sides. In response to the Surveyor's inquiry, Paul stated there was no impact on the elevation of Pond A. The Pond B level would increase however it was in compliance with the existing Ordinance, as there was a considerable amount of reserve in Pond B. The site was reviewed on GIS by the Board. The Surveyor noted proof of notification to the downstream owners should be provided to the Surveyor's office.

The Surveyor then recommended final approval with conditions as stated on the May 23, 2006 Burke memo. In response to KD's inquiry, he stated the ponds had addressed the water quality issues set forth by the Ordinance. John Knochel made a motion to grant final approval with the conditions as stated in the May 23, 2006 Burke memo. Ruth Shedd seconded the motion. Watkins Glenn Part 6 Phase 2 was granted final approval with the conditions.

Eastatoe Phase 1 & 2

Paul Diets from R.W. Gross and Associates appeared before the Board to request final approval for the Eastatoe Phase 1 & 2, a minor subdivision. The site consisted of approximately 24 acres located on the northwest corner of County Road 850 East and State Road 26. The Surveyor interjected the project was bordered by a "natural stream" (unnamed tributary to Wildcat Creek) and not the Hoffman Regulated or the Hangst Drain. Photographs of the existing conditions of said stream were added to the project file. Paul stated while a small amount of the site outlet to a side ditch at 850 East, the majority would ultimately outlet to the stream. He noted the three foot bottom swales were vegetated and check dams would be utilized to minimize erosion. He then requested final approval for Eastatoe Phase 1 & 2 Minor Subdivision.

The Surveyor (after an onsite visit) had met with a property owner to the north who expressed concern to his office. He assured the landowner the overall runoff would be decreased through two of the ravines with one of the three remaining equal due to the fact the site was being converted from agricultural ground to a grassed site. The Surveyor noted under Stormwater Quality of the May 23, 2006 Burke memo condition 2 should be well defined (through the restrictive covenants or other means) to ensure minimal erosion of the steep ravines. In response, the developer Mr. Greg Sutter confirmed they would assure this through the Restrictive Covenants. The Surveyor stated each individual site plan would be reviewed to ensure requirements were met. He stated while making an onsite visit, there was burnt remains at the top of a ravine which needed to be addressed by removal or some other means - as this was not sufficient fill. He recommended final approval with the conditions as stated in May 30, 2006 Burke memo and the added condition of written assurance for well defined tree preservation along the ravines as well as the existing burnt material on top of ravine to be addressed. (As a side note he stated as the site's runoff would be reduced onsite detention was not necessary.) John Knochel made a motion to grant final approval for Eastatoe Minor Subdivision Phases 1 & 2 with conditions as stated in May 30, 2006 Burke memo and the added conditions for well defined tree preservation along the ravines and the existing burnt material on top of ravine to be addressed. Ruth Shedd seconded the motion. Eastatoe Minor Subdivision Phase 1 & 2 was granted final approval with conditions.

Maintenance Bond(s) Performance Bond

The Surveyor presented Maintenance Bond #1753003 submitted by Atlas Excavating in the amount of \$43,462.50 for Harrison Highlands Phase1; Maintenance Bond #3481609 submitted by Fairfield Contractors in the amount of \$11,942.00 for Prophets Ridge Phase 2; Maintenance Bond #5019648 submitted by R.W. Davis Contracting in the amount of \$11,585.00; Maintenance Bond #104632497 submitted by Milestone Contractors in the amount of \$3200.00; a Maintenance Bond (no number) from Farmers Bank for Hickory Hills III Ph 1 Sec 3 in the amount of \$12,219.90 as well as a Performance Bond (no number) from Farmers Bank for Hickory Hills III Ph 1 Sec 3 in the amount of \$15,730.00 (due to pending drainage issues to be addressed) for acceptance by the Board. (The Surveyor noted due to the weather there were a few drainage items which needed to be completed. The punch list of the items to be completed was attached to the Performance Bond) John Knochel made a motion to accept the Maintenance Bonds as well as the Performance Bond as presented to the Board by the Surveyor. Ruth Shedd seconded the motion. The aforementioned Bond's were accepted as presented.

Steve Murray

The Surveyor informed the Board he and the Drainage Board Secretary would be meeting with the Montgomery County Drainage Board at their July 24th, 2006 regular meeting to discuss the eight joint drains which serve both counties at their request. He invited the Board members to attend as well if their schedules allowed. The Surveyor noted Montgomery County Drainage Board members have attended Tippecanoe County Drainage Board Meetings in the past and they have been working this past year diligently to improve their drain record keeping. T

Public Comment

As there was no public comment, John Knochel made a motion to adjourn. Ruth Shedd seconded the motion. The meeting was adjourned.

Ruth Shedd, President

John Knochel, Vice President

Brenda Garrison, Secretary

KD Benson, Member